

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
50	-52	WINDSOR ST, ARLINGTON

## OWNERSHIP

Owner 1:	FLAHERTY GREGORY & JANET A		
Owner 2:			
Owner 3:			
Street 1:	52 WINDSOR STREET		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02474	Type:	

## PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:	Crtry:		
Postal:			

## NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Aluminum Exterior and 2436 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

[illegible]

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	456,000	Spl Credit	Total:	456,000
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	5000.000	455,000	5,200	456,000	916,200		16725
							GIS Ref
							GIS Ref
Total Card	0.115	455,000	5,200	456,000	916,200	Entered Lot Size	
Total Parcel	0.115	455,000	5,200	456,000	916,200	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		376.11	/Parcel: 376.1	Land Unit Type:	Insp Date
							07/20/17

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2020	104	FV	455,100	5200	5,000.	456,000	916,300	916,300	Year End Roll	12/18/2019	PRINT	
2019	104	FV	354,700	5300	5,000.	484,500	844,500	844,500	Year End Roll	1/3/2019		Date
2018	104	FV	354,700	5300	5,000.	353,400	713,400	713,400	Year End Roll	12/20/2017	12/10/20	17:33:53
2017	104	FV	333,000	5400	5,000.	307,800	646,200	646,200	Year End Roll	1/3/2017		
2016	104	FV	333,000	5400	5,000.	262,200	600,600	600,600	Year End	1/4/2016	LAST REV	
2015	104	FV	297,200	5400	5,000.	256,500	559,100	559,100	Year End Roll	12/11/2014	Date	Time
2014	104	FV	297,200	5400	5,000.	210,900	513,500	513,500	Year End Roll	12/16/2013	08/07/17	10:23:05
2013	104	FV	309,100	5400	5,000.	200,600	515,100	515,100		12/13/2012	app	

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

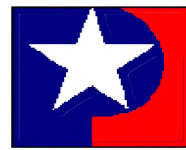
### ACTIVITY INFORMATION

Date	Result	By	Name
7/29/2017	MEAS&NOTICE	HS	Hanne S
5/12/2009	Measured	189	PATRIOT
10/11/1999	Measured	264	PATRIOT
1/17/1999	Inspected	277	PATRIOT
8/6/1998		PM	Peter M

Sign:

VERIFICATION OF VISIT NOT DATA

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***Patriot***  
Properties Inc.

## USER DEFINED

Prior Id # 1:	16725
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## EXTERIOR INFORMATION

Type:	13	- Multi-Garden
Sty Ht:	2A	- 2 Sty +Attic
(Liv) Units:	2	Total: 2
Foundation:	2	- Conc. Block
Frame:	1	- Wood
Prime Wall:	3	- Aluminum
Sec Wall:		%
Roof Struct:	2	- Hip
Roof Cover:	1	- Asphalt Shgl
Color:	GREY	
View / Desir:		

## GENERAL INFORMATION

Grade:	C	- Average
Year Blt:	1922	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic:		Fact:
Const Mod:		
Lump Sum Adj:		

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall:	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			%
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall:		% Sprinkled:	

## MOBILE HOME

## SPEC FEATURES/YARD ITEMS

SPECIAL FEATURES AND ITEMS										PARCEL ID		22010 0000 00000						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X19	A	AV	1922	21.58	T	40	104			4,900			4,900
19	Patio	D	Y	1	8X10	A	AV	1982	6.00	T	29.6	104			300			300